

SPACE ABOVE THIS LINE FOR RECORDER'S USE

*This instrument prepared by:*

Frank P. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

*After recording, return to:*

BCHH Title Company of Alabama, LLC  
1500 Montgomery Highway, Suite 205  
Birmingham, AL 35216  
Attention: Brad Cianni  
412-465-3549, bcianni@bchhinc.com

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### **SPECIAL WARRANTY DEED**

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THIS DEED, made to be effective as of the 3rd day of March, 2023, is made and entered into by and between **ARVM 5, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **VM Master Issuer, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Shelby, in the State of Alabama, to-wit:

*SEE EXHIBIT "A"*

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

*[SIGNATURE PAGE FOLLOWS]*


EXECUTED by the undersigned this 1st day of March, 2023.

GRANTOR:

**ARVM 5, LLC**

By: Main Street Renewal LLC

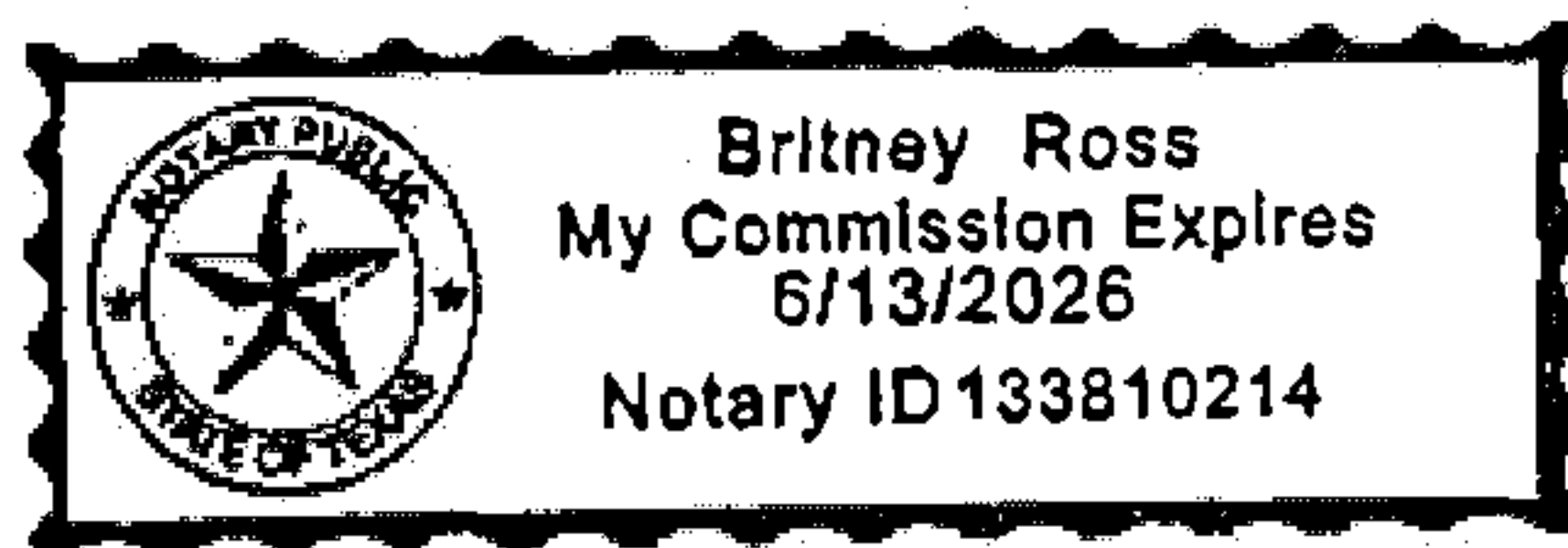
Its: Authorized Signor


By:   
Name: Jay Eckert  
Title: Authorized Signer

STATE OF TEXAS           §  
                                     §  
COUNTY OF TRAVIS     §

The foregoing instrument was acknowledged before me this 1st day of March, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of ARVM 5, LLC, who ☒ is personally known to me, or ☐ has produced \_\_\_\_\_, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:



  
Notary Public

Commission Expires: 06/13/26

**Exhibit "A"**  
**Legal Description(s)**

***TRACT 1:***

Lot 628, according to the survey of FOREST LAKES, 12TH SECTOR, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210608000280310

**COMMONLY KNOWN AS:** 282 Forest Lakes Dr, Sterrett, AL 35147

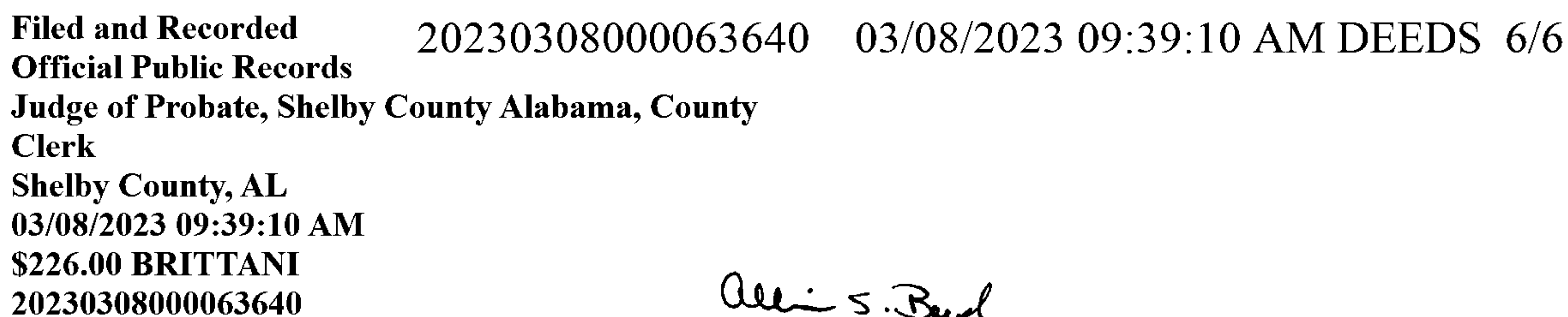
**PARCEL ID:** 09-05-15-0-003-020.000

**TITLE FILE NO:** 8030185-1

**Exhibit "B"**  
**Permitted Exception(s)**

***AS TO TRACT 1 (282 FOREST LAKES DR, STERRETT, AL 35147) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded in Map Book 34, Page 3.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded in Instrument No(s). 20051129000616470, 20090116000014970 and 20140611000176250.



***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Form RT-1